

May 16, 2019

Board of Representatives
City of Stamford
Stamford Government Center
888 Washington Blvd
Stamford, CT 06901

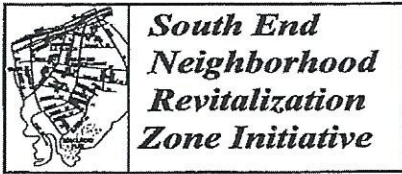
Dear Members of the Board of Representatives,

Residential and Business Property Owners of Stamford's South End are looking to establish a local Historic District. As you know, a good portion of this area is currently listed on the National Register of Historic Places, however, sadly, some of the prior structures are no longer standing, others are struggling within the shadows of high rises, surrounded by construction equipment or in unsightly disrepair and others are under the potential threat of being removed over time. In that regard, we want to ensure that such properties have the highest level of protection through regulatory oversight which is currently lacking. Under the properly established South End Historic District regulations working under city ordinances, residents, property and business owners and tenants can continue to have a voice on the future of a community while working to improve, revitalize, reuse and rebuild the area to a splendor of which all of Stamford can be proud in this historic area of our town with such a rich history.

We feel this is the only way to maintain and enhance a high quality of life for an area that has been taken advantage of over many years, and is now currently under the threat of overbuilding with a population density that is too high for a small peninsula. We hope to make possible pride of ownership and an overall pleasant living experience with open space, sunlight and beauty of landscape for all income levels and diverse ethnic groups. This designation will also enable an awareness of current and future development plans and an opportunity for the neighborhood to weigh in accordingly.

As listed by the National Trust for Historic Preservation, important benefits of a local Historic District are:

- Local districts protect the investments of owners and residents of historic areas and properties.
- Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar non-designated neighborhoods.
- Local districts encourage better quality design.
- Local districts help the environment.
- Historical districts are a vehicle for education.
- Historic districts can positively impact the local economy through tourism.
- Protecting local districts can enhance business recruitment potential and provide other economic community benefits.
- Local districts provide social and psychological benefits.
- Local districts give communities a voice in their future.
- Eligible for historic building tax credits.




We are also striving for a neighborhood, community type of development through lower level townhouses with landscaped areas that residents can own vs. creating a transient only community who might not plan on making Stamford their long term home. In addition, to encourage small business ownership, affordable eateries, preservation and a revitalization that would benefit those who call the South End their home.


We have made our intentions and request known to Mayor Martin and also to Ralph Blessing as well as working under the guidance of state officers for Historic Preservation (State of CT Dept. of Economic and Community Development) and the Attorney General. We are asking for city land use and planning agencies to collaborate with us for the application and formation of a separate, independent South End Historic District with its own set of regulations and employing its own membership, providing oversight to protect the South End's Historic District's character, heritage, architectural integrity and population density in a like manner as the one done for the 1984 Old Long Ridge Village 'Historic District'. Some next steps are to have City officials or City Legislative Body appoint a study committee as we move forward with the required steps to further explore and accomplish this goal.


In addition, we have expressed concerns and requested a moratorium on the 'omnibus' changes which may not be in the best interest of the South End initiatives and may possibly be unfavorable to Stamford as a whole. Property owners of the South End are not in agreement with the 2018 neighborhood study re: the build out of 15-22 story buildings, TDR's (Transfer of Development Rights) and more potential regulations that could negatively impact the current map (categories 4 and 6) or zone regulations posted to protect South End neighborhood in the vision of the 2015 Master Plan, including exponential addition of population, traffic and related congestion and safety issues.

We respectfully request and thank you for your support of these important endeavors as we continue to work together to preserve and protect the South End for the benefit of the citizens of Stamford. We will be in touch as we progress through the formal outlined process and hope to present study results at a BOR meeting in the near future.

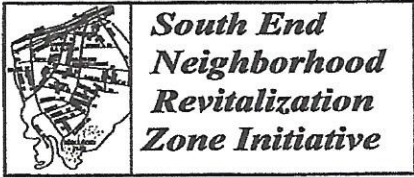
Respectfully,


Terry Adams
President, NRZ


Susan Halpern
Vice-President, NRZ


Sheila Barney
Secretary, NRZ

Cc: Bob Katchko –Property Owner
Carmine Tomas –Property Owner
Estelle McCauley –Property Owner
Mary Dunne - State Historic Preservation Officer
Mayor David Martin
Ralph Blessing – Land Use Bureau Chief
Renee Kahn – Stamford Historic Preservation Organization
Todd Levine – Historian, State historic preservation Office
Valerie Rosenson – Legislative Officer
Wes Haynes CT Trust for Historic Preservation
William Tong – Attorney General of Connecticut



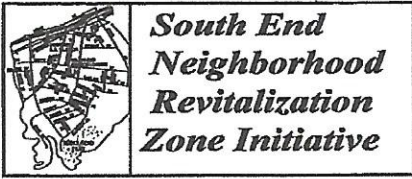
Here are just some examples of homes and buildings still standing going back as far as 1870's up through the early 1900's which are vital to preserve this important part of Stamford history:

Duncan Fife house (1852) – one architectural and historical gem of Stamford currently serving as Holy Name of Jesus rectory



Private Residence



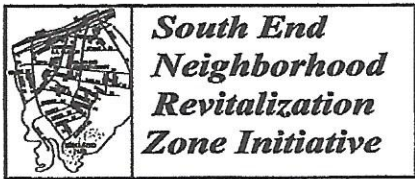


We are hoping to stop any more towering structures from overshadowing private properties and businesses:



Hoping to restore and repurpose historic sites:





Hoping to establish community neighborhoods in pleasant architectural style such as this:



Hoping to stop unsightly over building such as this:





**South End
Neighborhood
Revitalization
Zone Initiative**

5. Historic Preservation

